

- CALL TO ORDER** The Regular meeting of the Seaside City Council was called to order at 7:00 PM by Mayor Don Larson.
- ATTENDANCE** Present: Mayor Don Larson, Council President Stubby Lyons, Councilors Larry Haller, Tim Tolan, Dave Moore, Don Johnson, and Gary Diebolt.
- Absent: None
- Also Present: Mark J. Winstanley, City Manager; Neal Wallace, Public Works Director; Bob Gross, Police Chief; Dale Kamrath, Fire Chief; Russ Vandenberg, Convention Center General Manager; Mikaela Norval, Tourism Director; Donald Allison, Seaside Signal; Jeff Nelson, CAST; Pamela Robel, Daily Astorian.
- AGENDA** Motion to approve the July 14, 2008, agenda; carried unanimously. (Lyons/Johnson)
- MINUTES** Motion to approve the June 23, 2008, minutes; carried unanimously. (Tolan/Johnson)
- CONFLICT** Mayor Larson asked whether any Councilor wished to declare a conflict of interest.
- No one declared a conflict of.
- CONSENT AGENDA** Motion to approve payment of the bills in the amount of \$1,434,385.36; Resolution #3664 – A Resolution of the City of Seaside, Oregon, Extending Seaside’s Workers’ Compensation Coverage to Volunteers of the City of Seaside; Resolution #3665 – A Resolution of the City of Seaside, Oregon, Authorizing Participation in the Pedestrian or Bicycle Improvement Grant Program (Regarding the development of a sidewalk between Avenue ‘G’ and Avenue ‘M’ along Highway 101); Resolution #3666 – A Resolution of the City of Seaside, Oregon, Accepting the Department of Land Conservation and Development Coastal Zone Management Grant No. CZM-09-029; Resolution #3667 – A Resolution of the City of Seaside, Oregon, Authorizing Participation in the Youth Legacy Grant Program (Broadway Park Playground Equipment); Request to Waive Business License Fee for CASA Non-Profit Barbecue at Broadway Park. (Lyons/Johnson)
- PRESENTATION – LIBRARY DONATION** Peter Hackett, Bradwood Landing, presented Mayor Larson with a check for \$1,000.00 to the City of Seaside for the new library fund.
- PUBLIC HEARING** This was the duly advertised time and place to hold a public hearing regarding an Ordinance Adopting a System Development Charge Methodology for Parks and Recreation and Wastewater.
- Mark Winstanley, City Manager, explained the ordinance concerned System Development Charges and in particular the System Development Charge Methodology used for the Park and Recreation and Wastewater fees.
- John Ghilarducci explained the City of Seaside contracted with Financing Consulting Solutions Group, Inc., to update the parks and wastewater system development charges (SDC’s). The City of Seaside was a growing city experiencing increasing demands on the parks and wastewater infrastructure. The City’s latest project lists identified a number of improvements that were needed to meet the needs of growth. For the City, these charges – determined in a defensible manner – would serve to accommodate the demands of growth without unduly burdening current residents and business owners in the community. Mr. Ghilarducci further stated SDC’s were the one time charges paid at the time of development by new developments but were not paid with existing development. The parks existing SDC’s were \$325.00 for a new single family residence, \$230.00 for transient dwellings and resort or hotel units and \$140.00 for off-street parking spaces. The wastewater existing SDC’s were \$675.00 for an average single family residence. The City needed to get projects completed in the coming years and would be under funded if the SDC’s were not increased.
- Mayor Larson asked when the City last raised the rates for the Parks and Recreation and wastewater SDC’s.
- Mr. Ghilarducci stated sometime in the early 1990’s was the last time the charges were raised. Mr. Ghilarducci further stated there were two pieces to the SDC’s which were the reimbursement fee which was the buy in by new development to capacity in the systems that’s already been built and the improvement fees which were based on future projects that buy in to meet the needs of growth. Mr. Ghilarducci stated the new fees for the parks would be \$1,699.11 for a new single family residence, \$1,655.26 for transient dwellings and resort or hotel units, and \$783.00 for off-street parking spaces. The new fees for the wastewater were \$4, 882, 00 for an average single family residence. The wastewater fees depended on what size of meter was used in the development.

AN ORDINANCE OF THE CITY OF SEASIDE, OREGON, ADOPTING A SYSTEM DEVELOPMENT CHARGE METHODOLOGY FOR PARKS AND RECREATION AND WASTEWATER

The Mayor called for public comments.

Jeff Kilday, PO Box 1031, Seaside, asked why Seaside had the highest charges out of all the cities.

Neal Wallace, Public Works Director, stated the fees depended on the amount of capital improvements identified in the Sewer Treatment Plant.

Mr. Ghilarducci stated there was capacity in the Sewer Treatment Plant which made a buy in piece which was fairly substantial. If the fees were compared all over the state there would be other cities that would be higher.

Lee Loving asked what properties used a six, seven, or eight inch meter.

Mr. Wallace stated there were not any eight inch meters currently in the City of Seaside. The largest meter was the six inch meter at Trendwest.

There were no other comments and the Mayor closed the public comments.

The Mayor called for Council comments, there were no comments.

Motion to place Ordinance 2008-06 on its first reading by title only; carried unanimously. (Haller/Lyons)

Motion to place Ordinance 2008-06 on its second reading by title only; carried unanimously. (Haller/Lyons)

VACANCY -
COMMUNITY CTR. &
SENIOR COMMISSION

Mayor Larson stated there was still one vacancy on the Community Center and Senior Commission. Mayor Larson asked the press to advertise the vacancy.

LIQUOR LICENSE
APPLICATION

Council considered an application for a liquor license for Stop & Go Convenience Store at 1625 N. Roosevelt.

Mayor Larson asked the owner Seth Morrisey to explain what his plans were for the Stop & Go Convenience Store.

Seth Morrisey, 355 S. Wahanna, Seaside, stated his family owned the Seaside Stop & Go Shell for approximately thirty years. Mr. Morrisey further stated he had been running the business for four years and knew the ins and outs of the business. In speaking with the locals there seemed to be a need for a grocery store on the north side of the City and especially on the highway. Mr. Morrisey stated he had heard there were concerns with the liquor license which he wanted to address. The Oregon Liquor Control Commission (OLCC) stated there was not a law against having the liquor license. There were many examples of stores near schools, 12th Avenue Grocery, Cigarette Store, Yummy Wine Bar, and Lola's. Mr. Morrisey further stated to prevent minors from purchasing alcohol a sixteen camera system would be installed similar to the Stop & Go Shell and the cameras would be viewable from laptops and on a cell phone. There would also be a beer vault installed which would be a 10 feet by 12 feet room that was refrigerated. The front was glass and viewable from the cash register. When purchasing alcohol the customer would enter through a glass door which would be clearly marked "no minors allowed." The alcohol would not even be accessible to minors and there would be a dome camera inside the beer vault. Mr. Morrisey presented Council with the store identification policy which stated there would be electronic scanners that would scan the identification and verify authenticity. The register would lock up when any alcohol or tobacco products were scanned until the cashier entered the customer's birth date. Mr. Morrisey presented Council with information from the Loss Prevention Group who sends decoys into the store to audit the cashiers and write up reports on the audit.

Councilor Lyons stated there were concerns with the liquor license and one was students crossing the highway to buy something at the store.

Mr. Morrisey stated currently there were approximately twenty five students crossing the highway to get to the Human Bean Coffee Shop.

Councilor Lyons asked if there would be tables and chairs to sit and visit.

Mr. Morrisey stated there would be table and chairs.

Councilor Lyons stated making a decision tonight would be difficult because there had never been a situation with a liquor license so close to a school.

Councilor Moore asked if a walking bridge could be built over the highway.

Councilor Lyons stated that would be expensive and the Oregon Department of Transportation would not pay for the expense. Councilor Lyons further stated there would be approximately thirty basketball games played there during the winter when the nights were darker early. There could be problems with other people buying alcohol for minors.

Councilor Moore stated he did not think that would be the location for minor to buy alcohol or have alcohol bought for them. Students would go to more remote stores like Buds Campground or Safeway to have alcohol bought for them.

Mr. Loving stated he was not representing the high school but there were concerns for the student's safety which was the biggest concern.

Mayor Larson stated he understood the high school would have a closed campus starting with freshmen this year.

Mr. Loving stated there would be a closed campus for this years freshmen since there were concerns with freshmen leaving with seniors and not coming back to school. Mr. Loving further stated it was easier to start with the freshmen and then continue.

Councilor Diebolt asked if cameras would be installed on the outside of the building.

Mr. Morrissey stated there would be cameras on the outside of the building.

Councilor Tolan stated the discussion was about the liquor license not closed campuses and student safety. Councilor Tolan further stated Mr. Morrissey had gone well beyond what was required and he was satisfied with making a decision tonight.

Councilor Haller stated he was fine with the liquor license but did have concerns with the student safety.

Mayor Larson stated that OLCC had the final decision for the liquor license.

Jim Morrissey, 2287 Pineridge Dr., Seaside, stated the business started in 1970 and Seth was raised at the store in a crib and still loved the business. Mr. Morrissey stated everything possible has been done to not sell alcohol to minors and Seth understood the business and did not want to receive a ticket for selling to minors.

Mr. Winstanley stated Mr. Morrissey had made an attempt to address the Councils concerns and the Council might want to make a condition that the beer vault was built and that camera's were installed and operating on the inside and outside of the store.

Mr. Morrissey stated the conditions were fine because that was what he had planned on doing.

Motion to approve an Off-Premises Sales License for Stop & Go Convenience Store with the condition that a beer vault was built and camera's were in operation during operating hours inside and outside the store; carried with Mayor Larson opposed. (Johnson/Lyons)

Councilor Johnson asked if there was a possibility a crosswalk could be added to the highway in that area.

Mr. Winstanley stated a crosswalk in a highway suggested to students that they were safe and if a crosswalk was placed without any controls that would not necessarily mean they would be safe or not.

Seaside Police Chief Gross stated Mr. Morrissey had explained the process to the police department. The film from the cameras had been used many times for crimes that were investigated including a homicide. The store would be located within 500 feet from the school and there was nothing found that would disqualify the applicant from the liquor license?

**PRESENTATION –
CONVENTION CENTER
AD HOC COMMITTEE**

Jeff Kilday, Convention Center Ad Hoc Committee Chair, stated besides himself the Ad Hoc Committee members were Larry Haller, Mary Blake, Jeff Harrington, Les McNary, Mary Davies, and Russ Vandenberg, staff representative. Mr. Kilday stated the committee met several times and came up with these finding. Mr. Kilday further stated the Seaside Civic and Convention Center Facility opened in 1972 expanded the lobby and foyer in 1978, expanded the balcony in 1986, and expanded 22,000 square feet of the Necanicum and Upper Level meeting rooms in 1991. The facility was 62,000 square feet with the meeting space being 22,000 square feet, Pacific Room was 10,500 square feet, Necanicum Room was 4,680 square feet, and there were 14 breakout rooms that were a total of 6,820 square feet. Mr. Kilday further stated in 2007 there were 237 event days with 39, 918 attendees and in 2008 there would be an estimated 287 event days with 47,900 attendees. The economic impact in 2007 was \$23.7 million and in 2008 the estimated impact was \$28 million. Mr. Kilday further stated over the past decade alone, public capital spending on convention centers had doubled to \$2.4 billion annually, increasing convention space by over 50 percent since 1990. Nationwide, 44 new or expanded convention centers were now in planning or construction with another 60 facilities considering expansion. Mr. Kilday further stated the lost business opportunities in 2007/2008 was a total of 30 potential conventions, trade show, and meetings that would have had a potential economic impact of \$8.4 million, a potential increase in hotel occupancy economic impact, and 7325 potential attendees.

Mr. Kilday further stated the Ad Hoc Committee had determined there was enough evidence to consider the possibility of expanding the Seaside Civic and Convention Center and the recommendation was to conduct a market feasibility study to determine potential business opportunities and the cost of the feasibility study not to exceed \$30,000. The existing committee members would review the market feasibility study to determine if enough evidence supported further study of a conceptual design and location of expansion and the committee would report back to the Council with a recommendation and report findings. The feasibility study scope of work would determine and evaluate the Seaside Civic and Convention Center potential market, estimate the market share obtainable by an expanded facility, review facility space recommendations to ensure matching potential markets, identify trade off of space versus revenue, determine potential growth of hotel/motel tax for the next five years, project operating revenue for the first five years, project operating expenses for the first five years, and project economic impact for the first five years.

Councilor Diebolt asked what kind of time frame was the Ad Hoc Committee looking for.

Mr. Kilday stated six months which was the average time that was projected.

Mr. Vandenberg stated the events were tracked starting in 2007 and the discovery was that there was more activity that the center was missing out on. The study identified the groups that were not able to book an event and decided this was something that could not be ignored. There was a huge growth in the industry right now and the growth should not be ignored.

Motion to approve the City of Seaside hire a consultant to conduct a market feasibility study to determine potential business opportunities; carried unanimously. (Haller/Johnson)

COMMENTS – PUBLIC

Laurie Oxley, Seaside Downtown Development Association Director, stated the forty second annual Seaside Beach Run would be Sunday, July 21, 2008.

Councilor Lyons introduced Malory Pittard who was an Astoria Regatta Princess, Seaside High School Student Body President, and was working on a Pacifica Project, Relay for Life with four other team mates.

Ms. Pittard stated her other team mates were Alex Richardson, Fawn Rose, and Jeremy Carroll. The Grand Marshall this year was five year old Madeline Robbins who had amazing strength and spirit. In 1985 a doctor walked by himself for twenty four hours and raised \$27,000.00 to fight cancer. In 1986 the first Relay for Life was born with nineteen teams walking and \$33,000.00 was raised. The relay is now in more then four thousand seven hundred communities and twenty countries around the world. Since 2004 the Relay for Life had been a Pacifica Project at Seaside High School. The 2008 Relay for Life had one hundred and thirty five survivors with fifty two teams and over seven hundred participants. The goal for this year was over \$74,000.00 and as of closing ceremonies there had been \$75,831.47 raised. The Relay for Life would continue until there was a cure for cancer.

Mary Blake, Sunset Parks and Empire District Manager, stated Court Appointed Special Advocates (CASA) was planning a Family in the Park day on August 17, 2008, and there would be various activities in the park and at the pool.

COMMENTS – COUNCIL

Councilor Tolan stated the July 4th parade and fireworks display were great and thanked Councilor Lyons for his hard work on the parade.

Councilor Moore wished Mr. Morrisey the best of luck with his new business.

Councilor Johnson thanked the Convention Center Ad Hoc Committee for all the hard work they had done.

Councilor Diebolt stated the Bike Fest Event was a great success with a lot of bikes in town.

COMMENTS – STAFF

Neal Wallace, Public Works Director, stated the City of Seaside and the County Juvenile Department had entered into an agreement for beach and parks clean up on Monday and Friday of each week. Mr. Wallace further stated the Water Tank Project was going very well and there had been seven truckloads of steel delivered and the steel work would begin on Tuesday.

Mark Winstanley, City Manager, stated the quarterly ethics report was due Tuesday, July 15, 2008.

ADJOURNMENT

The regular meeting adjourned at 8:15 pm.

Kim Jordan, Secretary

DON LARSON, MAYOR